

COMMISSIONERS APPROVAL

CHILCOTT 

THOMPSON 

LYONS 

PLETTENBERG (Clerk & Recorder)

Date.....March 1, 2007

Members Present.....Commissioner Alan Thompson and  
Commissioner Howard Lyons

Minutes: Glenda Wiles

Commissioner Greg Chilcott was in Washington D.C. for purposes of lobbying for Rural School Act monies.

The Board met for a Request of Commission Action on the Markette Expedited Minor Subdivision. Minutes of that meeting are as follows:

**Ravalli County Board of County Commissioners**

**Meeting Minutes for March 1, 2007**

**9:00 a.m.**

**Commissioners Meeting Room, 215 S. 4<sup>th</sup> Street, Hamilton, Montana**

**Public Meeting**

**Markette Expedited Minor Subdivision**

**1. Call to order**

**Commissioner Thompson** called the meeting to order at 9:00 AM.

**2. BCC and Staff**

**(A) BCC**

Greg Chilcott (Absent)  
Alan Thompson (Present)  
Howard Lyons (Present)

**(B) Staff**

Jennifer De Groot

Renee Van Hoven

### 3. Public Meeting

#### (A) Markette (Markette) Expedited Minor Subdivision

##### (i) Board action on the Subdivision Proposal

##### (a) Board Decision

Commissioner Lyons made a motion to **approve** the Markette Expedited Minor subdivision, based on the findings of fact and conclusions of law in the staff report, and subject to the conditions in the staff report with the following amendments:

1. Amend Condition 1 to state that the non-ingress/egress zones along Bear Creek Road and Red Crow Road do not allow for any additional residential accesses.
2. Amend Condition 5 to state that a \$500 contribution shall be made to the Victor Rural Fire District for Lot 2 prior to final plat approval.
3. Amend Condition 7 to state that the non-ingress/egress zones for Bear Creek Road and Red Crow Road do not allow for any additional residential accesses.
4. Eliminate Condition 11, as recommended in the Staff Report Update.

The Commissioners voted 2-0 to **approve** the subdivision.

The Board met with representatives of Johnson Controls in order to learn more about Energy Performance Contracting in order to upgrade facilities for energy efficiency. Present at this meeting was Maintenance Supervisor Brian Jameson and Administrative Officer Skip Rosenthal was present for this meeting.

Jared Schoch, Jon Miller and Mike McCourt of Johnson Controls presented a contracting overview. Jared explained the energy performance contracting is a process to upgrade facilities so they use less energy. This can be done with no up-front costs and Jared stated the energy savings are guaranteed to pay for the upgrades. Jared stated Johnson Controls is a local company, yet they have the ability to be the performance contractor; while other local contractors need to contract this service out to someone from out of state. There are seven Montana Companies that are pre-qualified by the Montana DEQ for this type of contracting.

Johnson Controls would perform an energy audit, negotiate the energy performance contract, install the new equipment, and measure, verify and report the energy savings. Johnson Controls can also provide and include Ravalli County in assisting with the financing, operations training, maintenance and technical assistance. Jared stated

Johnson Controls is currently doing an energy performance contract with the City of Laurel and they are the first City to follow this new energy legislation (House Bill 212 passed in 2005).

In regard to the legislation, local government units have two ways to select a company to provide energy performance contracting. One way is to complete the selection process described in the legislation, including advertising, and evaluating qualifications. Or the county can utilize the Request for Qualifications developed by the Montana DEQ in order to identify firms that could provide this type of contracting.

Discussion included the county's ability to finance this project by low interest loan monies (lower than InterCap loan monies); and the repayment of the loan is guaranteed by the actual energy savings from the energy performance contract. Jared noted the process for choosing the right sub-contractor will be the same; the difference is within the qualifications of the sub-contractor. Mike McCourt stated while he is new to Johnson Controls he is not new to Local Government and he stated it is important to look at the contractors capabilities. Jared stated they competitively bid the financing and sub contractors and it is an open process.

Commissioner Thompson stated he is hesitant to make the decision to move forward on this contract today as he would prefer to wait until the Chairman of the Board is back. Jared stated they could start this project the first of April and would have the exact proposal and costs savings developed by the end of June.

In other business the Board met to open bids of the Soils Profiles Analysis work for the Environmental Health Office. Only one bid was received as follows:

1) Tetra Tech, Inc. - multiple rates were given for the different project scopes. Commissioner Lyons made a motion to have the Interim Environmental Health Director review this proposal or this afternoon's bid award. Commissioner Thompson seconded the motion and all voted "aye".

In other business the Board met with Airport Board Members Fred Haaskamp, Carl Fox, Jim Trowbridge and Tex Irwin. Fred stated the discussion and decision today is whether to move forward on the grant application that was submitted to the Montana Department of Transportation Aeronautics Division for the Automated Weather information in the amount of \$2,763.00. This amount is half of the county's 5% match to this project. Total costs of this project are \$110,526.00 with the FAA share being \$105,000.00 and the remaining 5% being \$5,526.00. If the Montana Department of Transportation Aeronautics Division grants this \$2,763.00, the county will then be required to come up with the same amount.

Fred also noted the Airport Engineers; Robert Peccia & Associates have already spent approximately \$7,000.00 towards the installation of the Automated Weather Station (AWOS) and when the grant is sent to the F.A.A., most of this \$7,000 will be covered by the F.A.A. money.

Pilot Wendy Beye stated this is a great safety feature and improvement for the pilots. This allows night time information to the pilots when they fly in. She also stated the county's match of \$2,763.00 will help in paying the existing invoice of \$7,000 to Robert Peccia & Associates. The information within the AWOS goes into a F.A.A. computer/radio accessing program so all pilots have information from the Ravalli County Airport available to them.

Tex Irwin agreed with what has been stated particularly in regard to safety for pilots and those on the ground.

Doug McClaren; President of the Safety Foundation stated many aircraft accidents are weather related. This system will enhance the comings and goings of the airport for pilots and those on the ground.

Steve Wolters stated they can tell another pilot what the weather is like on the ground, but this is official information so they can utilize the approaches and equipment on the planes.

Commissioner Lyons made a motion to accept and receive the grant monies for the AWOS project from the Department of Transportation in the amount of \$2,763.00; pending the signed F.A.A. grant agreement for the project scope from Robert Peccia & Associates, and to have Civil Counsel sign the certificate of the sponsor's attorney and have the Internal Auditor review the finances, making sure the county match in the amount of \$2,763.00 is available. Commissioner Thompson seconded the motion and all voted "aye".

The Board met to review and award the Soils Analysis Bid Proposals. Present was Interim Environmental Health Director Morgan Farrell who stated the proposal was too expensive and due to the calendar and need to move forward quickly on the ground water monitoring, the Environmental Health Office would try and do this analysis themselves. No bid was awarded based on this information.